THIS INSTRUMENT PREPARED BY:
Charles Carter Baker, Jr., Esq.
18th Floor, Third National Bank Building
Nashville, Tennessee 37219

Book 5049 PAGE 439

WARRANTY DEED

ADDRESS NEW OWNER: SEND TAX BILLS TO: MAP AND PARCEL NUMBER:

Anne E. Johnson
3411 Love Circle
Nashville, Tennessee

SAME

104-6
126
PW

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by Anne E. Johnson the receipt of which is hereby acknowledged. I, John J. Muckel, have bargained and sold, and by these presents do transfer and convey unto the said Anne E. Johnson and her heirs and assigns, all my rights, titles and interests, which is a one-fourth undivided interest, in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of lots Nos. 99 and 100 on the plan of Bransford Realty Company's West End Heights Subdivision, as of record in book 332, pages 124 and 125, Register's Office for said County.

Said part of lots Nos. 99 and 100 are described together as follows:

Beginning on the northeasterly margin of Love Circle at the northwest corner of the property conveyed to Carl Batson by deed from Thomas B. Scoggins and wife, of record in book 2032, page 119, Register's Office for said County; thence with the northeasterly margin of Love Circle in a northwesterly direction 275 feet to a point 35 feet north of the corner of lots Nos. 99 and 100, said point being the southeast corner of the property conveyed to Marsie Hill by deed from Frank A. Smith; thence with Hill's south line, southeasterly 105 feet 6 inches to the line between lots Nos. 99 and 100; thence with the line between said lots, southeasterly 113 feet to the southwesterly margin of an alley; thence with said alley, southeasterly 19.5 feet to an iron pin; thence south 89 degrees west 65 feet, more or less, to the north line of Carl Batson's property; thence with his northwesterly line, south 65 degrees west 190 feet to the northeasterly margin of Love Circle, the point of beginning.

Being the same property conveyed to Anne E. Johnson and Alice Johnson Muckel by deed of record in Book 2298, Page 451, Register's Office of Davidson County, Tennessee. The said John J. Muckel having acquired his one-fourth undivided interest in said property from

his wife, Alice Johnson Muckel, deceased, by her will of record in Book 94, Page 10, Probate Court, Clerk's Office of Davidson County, Tennessee.

This is improved property, known as 3411 Love Circle, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Anne E. Johnson and her heirs and assigns, forever. And I do covenant with the said Anne E. Johnson that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for 1976 real property taxes which are a lien but not yet due and payable.

And John J. Muckel further covenants and binds himself and his heirs and representatives, to warrant and forever defend the title to the said land to the said Anne E. Johnson and her heirs and assigns against the lawful claims of all persons whomsoever.

Witness by hand this 9 day of June, 1976.

John J. Muckel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Grace B Allsbrook, a Notary Public in and for said County and State, the within named John J. Muckel, the bargainor, with whom I am personally acquiainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of June, 1976.

GRACE B. ALLSBROOK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Grace B Allsbrook
Notary Public

Commission Expires 11-21-78.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00 Subscribed and sworn to before me, this the 9th day of June 1976.

My commission expires: 11/21/78
(Affix Seal)

GRACE B ALLSBROOKS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Anne E Sapmaker
Affiant

Grace B Allsbrooks
Notary Public
Comm. Expires 11-21-78

D60096

IDENTIF. REFERENCE

JUL 26 1 41 PM '76

FEE REGISTER DAVIDSON COUNTY, TENN.

JUL26	CONV	10,000.00			
JUL26 S'TAX			B*	26.00	
JUL26 PR'FEE			B*	.50	
JUL26	W'DEED		B*	6.00	* 32.50